

## MADISON COUNTY PLANNING BOARD

### MEETING MINUTES

Madison County Administration Building, Public Meeting Room

February 25, 2019

1. **Call to Order:** 6:00 p.m. by Vice President Ethan Kunard

#### 2. Roll Call

**Members present:** Lincoln Roberts, Ethan Kunard, Tamara Millican-Wood, Jacqueline McCurdy and Rita Owens

**Members not present:** Pat Bradley, Dave Maddison and Darlene Tussing

**Staff present:** Charity Fechter (Planning Director), Leona Stredwick (Planner I), Cody Marxer (Planning Clerk)

**Others present:** William Farhat (Big Sky Fire Chief), Josh Vujovich (North 40 Development), Jon Olsen (Lone Mountain Land), Trever McSpadden (Haystack Development), Van Puckett (Madison County Sanitarian)

3. **Minutes:** January 28, 2019

No quorum; therefore, no action taken.
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4. **President's Comments:** None

5. **Opportunity for Public Comment for items not on the agenda:** None

6. **Statement of Conflict of Interest/Ex Parte Communications:** None

7. **Public Hearing opened: 6:23 p.m.**

Ethan Kunard read the statement of Process and Rights.

#### A. Spanish Peaks Overall Development Plan

Charity Fechter reviewed the Staff Report as included in the packet and on file, with a correction on page 2, highlighting Findings 21-24, relating to fire services.

Jon Olsen (Lone Mountain Land) discussed details of the plan, noting that they are not adding additional density but instead reclassifying where the density is focused. Jon also clarified that amenities will be based around the Montage Resort and Village Core area, water systems are in great shape and already in order, they are progressive on their geotechnical reports, as this is a highly seismic area and safety is a top priority. Jon added that communication is ongoing with Big Sky Fire to address the need for a fire station within closer proximity to new development and hoping for a resolution by the next Planning Board meeting or soon thereafter. Spanish Peaks is also addressing workforce/employee housing; acquired a hotel and additional condo property for this purpose.

#### **Public Comments Opened**

- William Farhat, Big Sky Fire Chief: A new fire station is an issue because of distance from Spanish Peaks property to current, and closest, fire station. Insurance becomes more expensive the further your property is from a fire station. If your property is further than five miles from a station, your premiums are higher, and if further than ten miles, there is no coverage. The challenge, with current fire station locations, is that it is extremely challenging to reach the Spanish Peaks development in a timely manner.

## Public Comments Closed

**Planning Board comments/questions:** Responses are in italics are from Jon Olsen unless otherwise noted.

- Ethan Kunard: What is the full build out time frame for Spanish Peaks? *Dependant on sales. Montage opens December 2021 and is the center of project. Could be anywhere from five to 15 years before development is complete.* How many beds are in Montage? *99 overnight and 39 for sale.*

**No quorum; therefore, no action taken. This item will be continued to the March 25 or April 29 meeting, depending on the applicant's schedule.**

**Public Hearing Closed at 6:55 p.m.**

## 8. Subdivision

- A. Pre-Application – Montana Club Phase II Subdivision & Big Sky Resort Mountain Village Overall Development Plan Update:** Reviewed by Leona Stredwick as included in the packet and on file.

Trever McSpadden (Haystack Development) discussed details of the project, including that this is the first Big Sky Resort area project in a few years. He also speculated that a more comprehensive ODP update will likely follow in the future.

**Planning Board comments/questions:** Responses are in italics are from Trever McSpadden unless otherwise noted.

- Tamara Millican-Wood: Is parking for the condo addressed? *The utility lot will be used for overflow parking, in an effort to keep parking off the road, and this will be identified on the preliminary plat maps. You can't ever have enough parking.*
- Charity Fechter reminded the board that this was one of the stops on the Big Sky tour in January.
- Leona Stredwick reminded Trever that road names will need correcting for preliminary plat. *The road names are changing and as soon as they are confirmed, they will be submitted with the preliminary plat. Should these be confirmed with Gallatin County or...?* Leona Stredwick responded that all road naming in Madison County should go through her. *Road names are a big challenge up there right now.*
- Ethan Kunard: On the ODP update portion of this project, which pods does this include? *Pod D; this will possibly include employee housing. Charity Fechter mentioned that Yellowstone Mountain Club did this in Big Springs Village. Trever suggested this is more like a smaller ODP within a larger ODP.*

- B. Pre-application – North 40 Subdivision Phase 5:** Reviewed by Leona Stredwick as included in the packet and on file, including the request to waive the geotechnical report.

Josh Vujovich (North 40 Development) provided an updated project map and informed the board that after meeting with engineers, the park at Block 8 will be larger, changing the lots slightly. He also informed that board that he provided a copy of the pre-application and attended the meeting of

the Ennis Town Council. Charity Fechter suggested to Josh that the grey font on the map be made black, for recording purposes.

**Planning Board comments/questions:** Responses are in italics are from Josh Vujovich unless otherwise noted.

- Tamara Millican-Wood: The setbacks seem small. Will this project be for speck homes? *No, it will be a buy and build development.* Are the lot dimensions similar to typical town lots? *Josh Vujovich confirmed.* Does this development involve an HOA? *Josh confirmed.* Where will these residents park? *In alleys running east and west, private driveways and garages.*
- Lincoln Roberts: These are generously sized lots for being in town.
- Ethan Kunard: With the updated map, what are the lot totals now? *14 duplex, 13 single family and one 4-plex lots.*

Charity Fechter reminded the board that this project is within the Town of Ennis, so when it goes to preliminary plat, the Planning Board will make their recommendation to the town.

**No quorum; therefore, no action taken. The geotechnical report waiver request will be continued to the March 25 meeting.**

**9. Monthly Report:** Charity Fechter reviewed the monthly report, as included in the packet and on file. Ethan Kunard inquired about who is involved in the Jack Creek Road Repair and Maintenance Committee, to which Charity identified Commissioner Jim Hart, Kevin Germain, Joe Brummel, and William Farhat. William Farhat added that the committee's focus will be on the safety and road condition of the county portion of the road.

**10. Old Business:** None.

#### **11. New Business**

**A.** Charity Fechter summarized the timeline and events involved in the Planning Director search and communicated that her replacement will not be in place by her retirement date of March 15. She reiterated that the office can continue as it is, with Leona and Cody assuming the majority of the department duties; however, they need some support in the form of someone who can offer advice, direction and clarification and also review major documents/reports. The Planning Director's primary responsibility is to ensure that, if something ever went to court, that Madison County won't lose on a technicality; making sure that the Planning Board is basing recommendations on law and statutes. The Commissioners will again be discussing a strategy for moving forward at their February 26 meeting. There was discussion around using a consultant and utilizing Beaverhead County's staff to assist with departmental needs and what a scenario like that may look like. Charity is recommending that the current staff be promoted, as job duties will undoubtedly increase, and that those promotions remain permanent.

There was further discussion involving the county's understanding of the responsibilities of the Planning department, advertising for the Planning Director position, Planning Director salary/wage, tax revenue within the county, permit fees, and the importance of the Planning Board members expressing their concerns and recommendations regarding this position to the Commissioners.

**B.** Charity Fechter suggested that the board be more active in the Planning budget, since she will be retiring. Areas to be cognizant of are large studies, growth policy update (to be completed after the next census), wage increases, and anticipated static revenues. The budget is usually reviewed by the board at the April meeting, followed by the Commissioners in May. Ethan Kunard and Rita Owens asked to be part of the Budget Working Group and work with staff, prior to Charity's retirement,

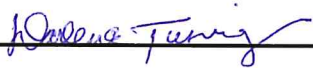
to gain a better understanding of the budget. A meeting was set for March 7, 2019, at 11:00 a.m. for the Budget Working Group.

**C. Planning Board Member Reports**

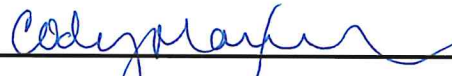
- Lincoln Roberts: Has been contacted by several individuals regarding the Madisonian article about a potential RV park expansion in Ennis. They have a variety of concerns, including increased traffic associated with a potential campground in town. The article seemed to be a little misleading about the process for such a project, to which Charity Fechter confirmed that it would need to go through the mandated subdivision review process, which would not conclude in a short time frame.
- Ethan Kunard: Participated in floodplain meeting with the DNRC, discussing their floodplain mapping project in Madison County.
- Tamara Millican-Wood: Relaying for Pat Bradley- she will coordinate with board members regarding a retirement gift for Charity.

**D.** Vice President Ethan Kunard thanked Charity Fechter for her time and service as Planning Director, stating that it is sad to see her go but is hopeful that she won't be a stranger to the county and the board.

**14. Adjournment:** Dismissed at 8:06 p.m.



Darlene Tussing, President



Cody Marxer, Secretary